

# For sale

Tyrrells Ford Country Inn  
Ringwood Road  
Avon  
Christchurch  
Dorset  
BH23 7BQ

18th century manor house hotel set  
in 8 acres on the edge of the New  
Forest with potential for alternative  
uses, subject to consent

November 2019

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### Summary

- 14 letting bedrooms
- Bar
- Restaurant
- Owner's 2 bedroom apartment
- 1 bedroom staff flat
- Outbuildings including former cottage
- Grounds extending to approximately 8 acres
- Opportunity to develop hotel or potential residential conversion, subject to consent



## Background

Tyrrells Ford Country Inn was originally constructed as a grand house in the 18th century and was converted to hotel use in the 1970's. Our clients have successfully operated the business for the last 13 years and are now looking to retire from it.

The property offers an opportunity to develop the hotel business in this wonderful setting by utilising the owner's suite of rooms as additional bedrooms and converting outbuildings.

Alternatively we consider that the property is suitable for residential conversion/use, addition of holiday lodges or enlarged hotel facilities, subject to planning consent.



## Location

The property is well located on the western edge of the New Forest, just beyond the boundary of the National Park, approximately 4 miles south of Ringwood and 5 miles north of Christchurch, on the B3347 that connects the two towns. Bournemouth is approximately 6 miles to the south west.

The New Forest National Park (NFNP) is one of the largest areas of woodland, heathland and pasture in Southern England. In 2017 there were an estimated 15.2m visitor days to the NFNP, up 12.4% since 2004, of which 13.55m were for leisure and recreation. There are an estimated 16m people living within a 90 minutes' drive of the NFNP.

Communications are excellent with the A31 Trunk road at Ringwood 4 miles to the north which provides direct access to the M27 a further 12 miles to the north east. There is a railway station at Christchurch with services to Weymouth, Poole and London Waterloo.

Bournemouth Airport is within 4 miles of the hotel.

## Description

Tyrrells Ford Country Inn is an impressive and handsome building set back from the road and



surrounded by lawns and woodland. The building is constructed of painted brick walls under a pitched and tiled roof and includes balconies and corner extensions to make the most of the setting. The building is approached along a sweeping drive leading to the car park and hotel reception.

The grounds are a particular feature with an extensive lawn leading from a terrace at the front of the building. The hotel is screened by large mature trees on all sides providing a secluded setting.

The hotel reception leads into the public areas and a full height lounge area overlooked by a minstrels' gallery. The bedrooms are located on the first floor, all with views over the grounds.

To the rear of the hotel there are storage buildings together with a dilapidated former cottage.

## Accommodation

Reception

Bar

Lounge

Restaurant licensed for 150

Office

Kitchen

Store rooms

Ladies and gents wcs

Flat: ensuite bedroom, sitting room

### Letting rooms

Single 4

Double/twin 10

All of the bedroom have either bathroom or shower room ensuite. 4 of the rooms have balconies overlooking the lawn.

### Owner's accommodation

Sitting room

Bathroom

2 bedrooms

## Fixtures and fittings

We are advised that all trade fixtures and fittings and other items associated with the running of the business are owned outright and will be included in the sale with the exception of some personal items.

## Licences

We understand that the hotel has the benefit of a premises licence.

## Services

We have been advised that the property is connected to mains electricity and water. Drainage is to a private system. Bulk stored LPG is connected for cooking. Heating and hot water is provided by an oil fired boiler.

## Business rates

The hotel's Rateable Value in the 2017 Rating List is: £46,900, with effect from the 1 April 2017.

## Planning

The property has a valid consent for its current use and also provides an opportunity to develop the hotel or convert it for residential use, subject to consent.

## Energy Performance Certificate

The property has an EPC rating of E 117. A copy of the certificate is available on request.

## Asking Price

£2,750,000 for the freehold property to include goodwill, trade contents, fixtures and fitting where owned. Stock to be purchased in addition at valuation.

## VAT

All prices quoted exclude VAT where applicable.

## Contact

For further information please contact the vendor's sole agents Avison Young:

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